

052.0

0001

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

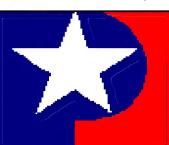
738,100 / 738,100

USE VALUE:

738,100 / 738,100

ASSESSED:

738,100 / 738,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		RAMSDELL CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PURINTON JAYME S/ TRUSTEE	
Owner 2: RAMSDELL COURT REALTY TRUST	
Owner 3:	

Street 1: 5 RAMSDELL CT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PURINTON TRACY F & JAYME S -

Owner 2: -

Street 1: 38 RIDGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 2,528 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1850, having primarily Vinyl Exterior and 2148 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2528		Sq. Ft.	Site		0	70.	1.96	11									347,088						347,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		2528.000	391,000		347,100	738,100			
Total Card		0.058	391,000		347,100	738,100	Entered Lot Size		
Total Parcel		0.058	391,000		347,100	738,100	Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card:	343.62	/Parcel:	343.6	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	391,200	0	2,528.	347,100	738,300	738,300	Year End Roll	12/18/2019
2019	104	FV	321,000	0	2,528.	347,100	668,100	668,100	Year End Roll	1/3/2019
2018	104	FV	321,000	0	2,528.	233,000	554,000	554,000	Year End Roll	12/20/2017
2017	104	FV	301,300	0	2,528.	223,100	524,400	524,400	Year End Roll	1/3/2017
2016	104	FV	301,300	0	2,528.	203,300	504,600	504,600	Year End	1/4/2016
2015	104	FV	252,100	0	2,528.	163,600	415,700	415,700	Year End Roll	12/11/2014
2014	104	FV	252,100	0	2,528.	146,300	398,400	398,400	Year End Roll	12/16/2013
2013	104	FV	261,900	0	2,528.	138,800	400,700	400,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PURINTON TRACY	72591-500	1	5/13/2019	Convenience		1	No	No	
DIGNAN MARK E,	71950-203	1	11/30/2018		770,000	No	No		
PATCH PETER	25862-47		12/1/1995		145,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2019	205	Insulate	9,100	C				
2/15/2019	206	Re-Roof	7,600	C				
12/27/2012	1690	Inter Fi	2,500	C				
10/9/2001	743	Re-Roof	500	C				
7/30/1997	471		1,800					8X14 TWO WDKS

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
5/15/2009	Measured	372	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
8/21/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

